

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/6-10 CLOSE AVENUE DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Flats

Suburb

Dandenong

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/1 CLOSE AVENUE DANDENONG VIC 3175	\$300,000	27-Apr-22
2/43 POTTER STREET DANDENONG VIC 3175	\$320,000	26-Jul-22
11/99 MCCRAE STREET DANDENONG VIC 3175	\$309,999	23-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 12 August 2022



**1/1 CLOSE AVENUE DANDENONG
VIC 3175**

2 1 1

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **27-Apr-22**

Distance **0.14km**



**2/43 POTTER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$320,000** Sold Date **26-Jul-22**

Distance **0.37km**



**11/99 MCCRAE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$309,999** Sold Date **23-Jun-22**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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